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WILMINGTON

NORTH CAROLINA

HISTORIC AREA

Prepared by:

STATE OF NORTH CAROLINA

TERRY SANFORD, Governor

DEPARTMENT OF CONSERVATION AND DEVELOPMENT

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DIVISION OF COMMUNITY PLANNING

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WILMINGTON
NORTH CAROLINA

HISTORIC AREA
A PART OF THE FUTURE LAND-USE PLAN

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Division of Community Planning
January 1964

This Report was Prepared For The City of Wilmington, North Carolina

Mayor	O. O. Allsbrook
City Council	Mrs. Hannah Block J.E.L. Wade Ronald Lane E. S. Capps
City Manager	C. F. Churchill
City Planner	Douglas R. Hudson
Planning Board	J. Fred Rippy, Jr., Chm. Leslie N. Boney, Jr. U. Lee Spence

ACKNOWLEDGEMENTS

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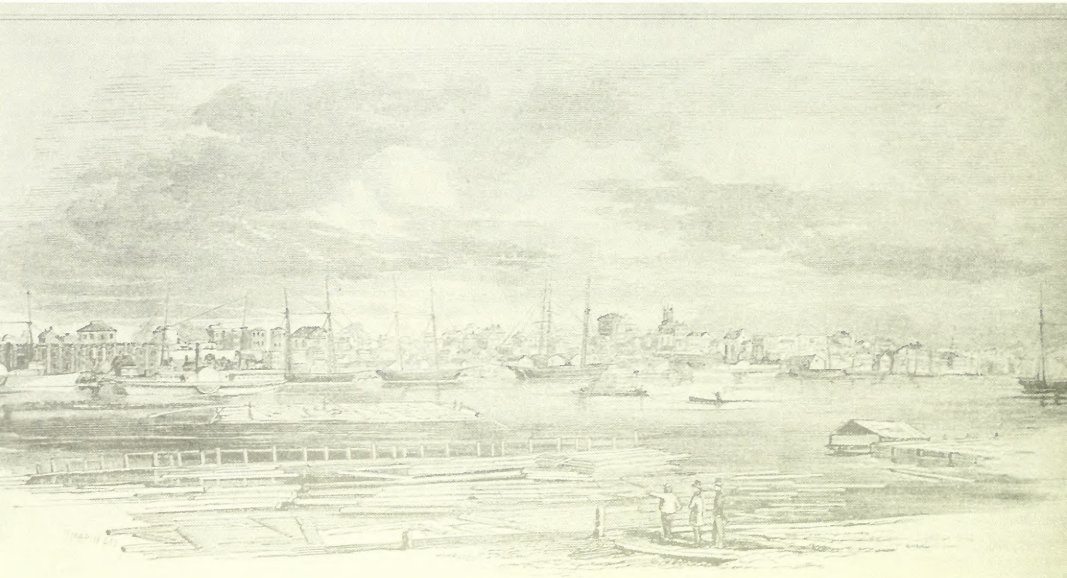
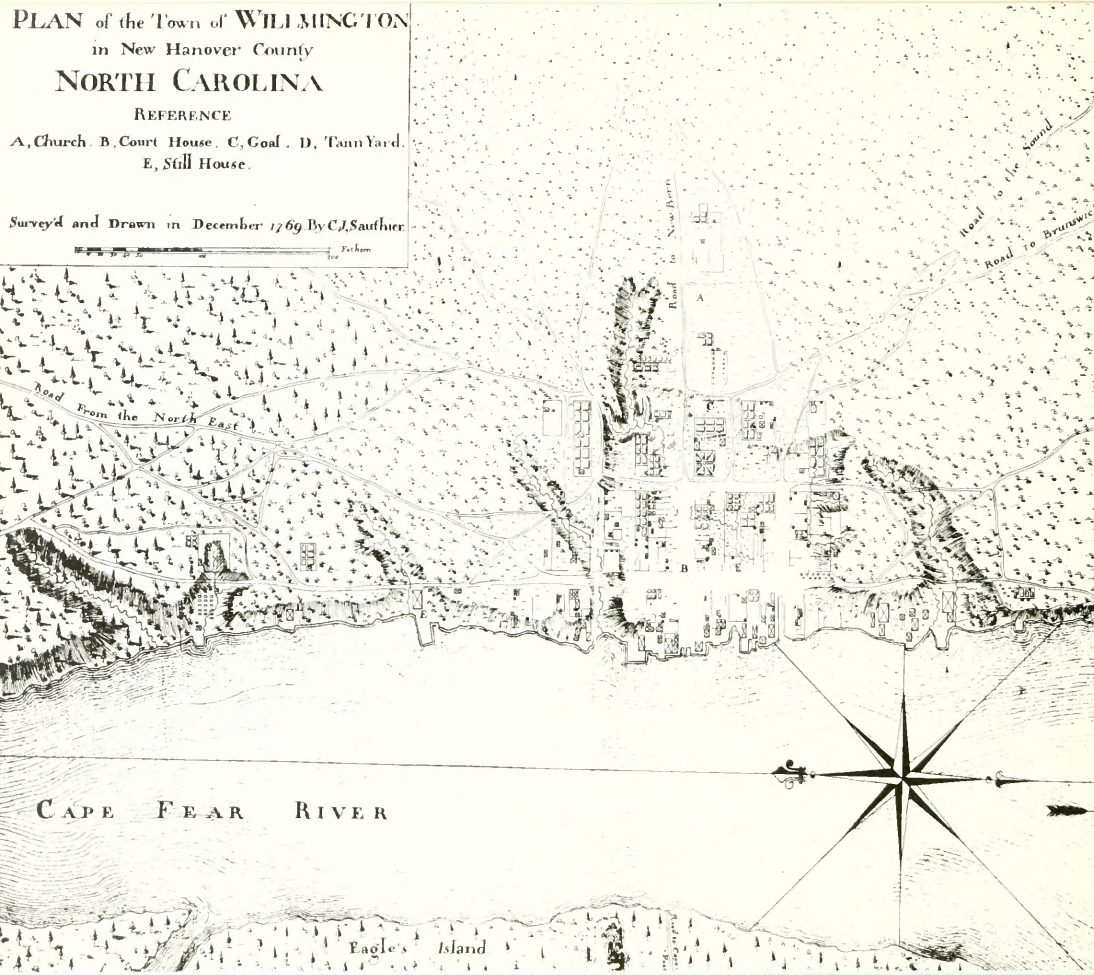


INTRODUCTION

During the process of developing the Future Land-Use Plan for Wilmington, it became evident that some of the more important development characteristics were not being properly assessed. Wilmington had a charm which could not escape the attentions of its many visitors and a great part of this charm seemed to be generated from the older section of the city. Here was a dimension of stately beauty, civic design and individual development which our existing survey techniques did not properly recognize. The survey differentiated the manner in which land was used, but provided no indication as to the civic quality of each use or development. This report indicates how the historical and architectural qualities of Wilmington were differentiated and analyzed so that they can be utilized in the Future Land-Use Plan.

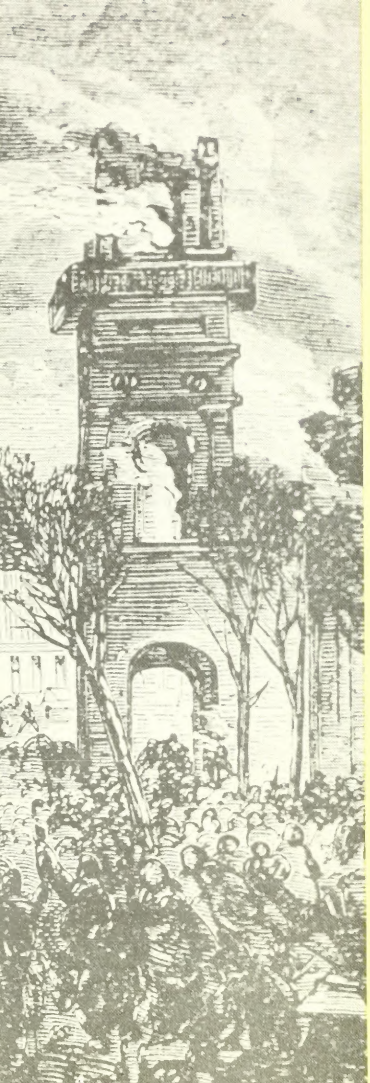

PLAN of the Town of WILMINGTON
in New Hanover County
NORTH CAROLINA
REFERENCE
A, Church. B, Court House. C, Goal. D, Tann Yard.
E, Still House.
Survey'd and Drawn in December 1769 By C.J. Sauthier.
Fathom
Road from the North East
Road to New Bern
Road to the Sound
Road to Brunswick
A
B
CAPE FEAR RIVER
Eagle's Island

HISTORICAL BACKGROUND

The City of Wilmington is a composite of the dreams and ambitions of many families during a period of over 200 years. Their accomplishments, revealed in the character of their homes and gardens, are still here to remind us of their times. Different architectural styles and a specific character of development are expressions of the social and cultural traditions prominent during their lives.

The older areas of Wilmington are a welcomed visual relief to the tourist and visitor. They are a pleasant contrast with the scenes which greet his approach to the city - scenes filled with the dominating form of the billboard or views which repeat the dirty appearance and monotony of commercial development scattered along miles of highways.

Visitors to Wilmington are impressed by the historic buildings and homes, the tree-lined streets, brick pavements, and general beauty of architectural styles which reflect a manner of living long before the turn of the century. Anyone passing Bellamy Mansion on Market Street cannot help but be impressed by its dignity and grace, sitting high above the street reminding all of a completely different period in history. The regal columns are reminiscent of hoop-skirted women, well-dressed gentlemen, horses, carriages, and the many traditions of Southern life in the 1860's.



As Wilmington grows and expands old buildings will be mutilated or torn down, leaving no touch with the past. Many buildings important to the history of Wilmington have already been destroyed, some by fires, some by the expansion of commercial development, and others by deterioration.

The Book of Wilmington, 1730 - 1930 by Andrew J. Howell traces three major fires:

The first in 1819:

> Hardly had the town recovered from the yellow fever, with the coming of frost, when a great fire occurred in November 1819. Four of the principal blocks of the town were destroyed. These were included by Princess, Second, and Dock Streets and the River, and the fire also extended to other parts of the town. It was estimated that three hundred buildings of all kinds were destroyed, including the new First Presbyterian Church which was rebuilt promptly.

The second in 1843:

> A great fire swept the northern part of the town in 1843, destroying the railroad offices, warehouses and shops and laying in ruins the beloved Front Street Methodist Church.

And the last in 1886:

> In the early afternoon of Sunday, February 21, 1886, a great conflagration started in the city. The Bladen, a river steamboat, caught fire while lying out in the stream and drifted up to a wharf near Chestnut Street; and soon the flames spread to nearby buildings. The fire grew rapidly and destroyed a large section of the city up to the Wilmington and Weldon railroad, and beyond, consuming the railroad warehouses and other large buildings. Many old residences and important business structures went down. The Front Street Methodist Church, on the corner of Front and Walnut Streets, was consumed. The total loss was estimated at a million dollars.
>
> It was a Sunday afternoon never to be forgotten by those who witnessed the terrible fire. A sort of martial law was established in the burned district, and the Wilmington Light Infantry was placed in charge of it.

Besides the destructive force of fires many buildings have been torn down by the expanding force of economic activity. The oldest part of Wilmington is located along the river at the foot of Market Street where the ferry crossed to Brunswick County and where passengers crossed and freight-carrying boats loaded and unloaded their cargoes.

With the advent of railroads, automobiles, and trucks, this area has continued to be a hub of activity and commercial establishments have expanded into the area to keep up with Wilmington's growth. This expansion has forced a number of buildings to be torn down.

The DeRosset House, used as Confederate Headquarters during the period when Wilmington served as the lifeline of the Confederacy was torn down during World War I and business buildings now occupy the site of the old courthouse where Dr. William Houston, appointed Royal Stamp Master by the King of England, was forced to resign his post by the local militia in 1765 signaling the beginning of the Revolutionary War.

More recently the Hugh MacRae House was torn down because of the great expense of maintaining it in good condition. It was built in 1850 by James Post and was designed in the style of a Tudor baronial castle and later remodeled by Henry Bacon, designer of the Lincoln Memorial in Washington.

As the city continues to grow more buildings which may have significant architectural or historical characteristics will be torn down or will generally deteriorate until they have no value. There is no reason to believe that every old building has significance or sufficient value to be retained perpetually. But there is good reason to believe that many structures are worth saving for posterity.

CAPE FEAR BANK, WILMINGTON, N. C.

NEW PRESBYTERIAN CHURCH, WILMINGTON, N. C.

EVALUATING HISTORICAL AND ARCHITECTURAL CHARACTERISTICS

Since the older houses of Wilmington and the areas within which they have been developed lend a lasting beauty and a specific character to the city it is important that future land use planning take into consideration these characteristics. However, before any plans could be made for these historic buildings, it is necessary that they be analyzed and evaluated on the basis of some specific criteria. First, the most important buildings and sites must be identified and evaluated. Second, the feasibility of preserving these buildings, either individually or within a grouping, must be determined from a practical standpoint of the legal, economic, and private means available.

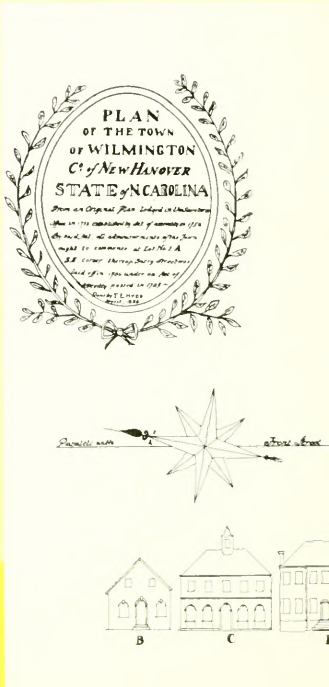
Since a study of this sort is of a specialized nature, rather than devise a new method, the survey techniques devised by the Providence, Rhode Island Plan Commission in their publication, College Hill - A Demonstration Study for Historic Area Renewal, will be used. The criteria on which their techniques were devised were taken from those set forth by the National Park Service and National Trust for Historic Preservation.

The techniques devised in the "College Hill" study propose the use of a data sheet to evaluate each historic building. In this manner pertinent information can be collected on permanent forms, recorded for present and future planning decisions and scored for evaluation purposes. Each building is scored according to its historic value, architectural worth, importance to the neighborhood, structural condition, and conditions of the surrounding buildings or neighborhood.

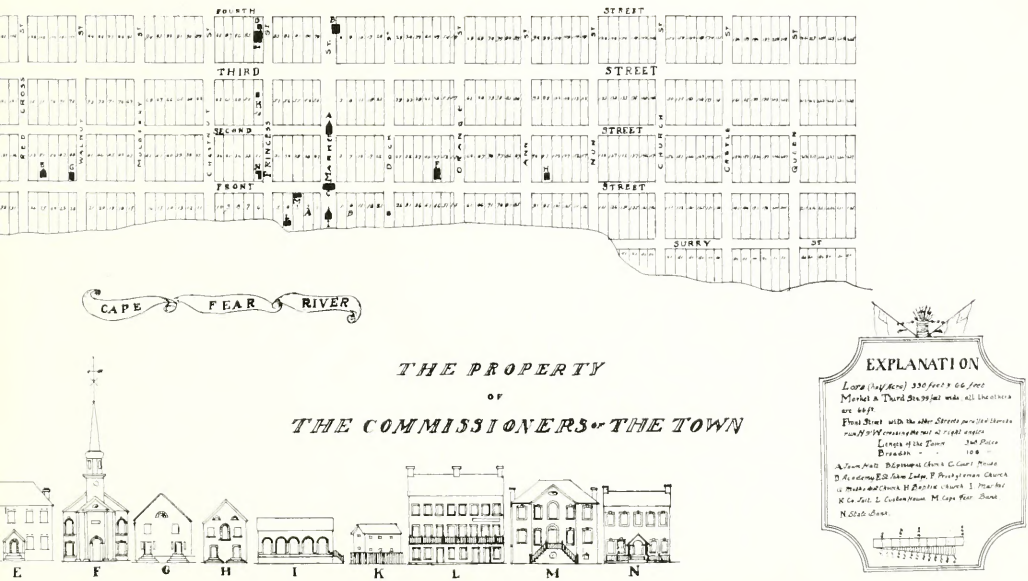
Since each building had to be evaluated by a person with some knowledge of the American architectural styles, members of the New Hanover Council of Architects were asked to help in this evaluation. A list of all Wilmington's buildings with architectural and historical character constructed before 1900 was used as the basis for this evaluation. This list had been prepared by R. V. Asbury, Jr., who through his interest in the architecture and the historical importance of Wilmington's buildings had accumulated a great deal of information and personal knowledge. Robert W. Sawyer, headed the Architects Committee responsible for evaluating each structure and Leslie N. Boney, Jr., represented the Lower Cape Fear Historical Society. Wilmington architects recorded the information needed for each data sheet from the list of historical old buildings. After the data sheets were filled out they were evaluated and scored in the office.

Wilmington architects recorded the information needed for each building in a field survey. Data sheets were then returned to the office where they were scored. This technique provided a quantitative method of evaluating each building. The scoring system placed a maximum of 48 points for architectural considerations, 30 points for historical importance, and 22 points for the physical condition of the structure and neighborhood. Significant buildings were considered within three categories; exceptional, excellent or good. All other buildings, those rated fair or poor, were not considered.

The original list of buildings contained 137 different structures. The evaluation indicated that only 35 of these were of sufficient value to be recognized for preservation because of historical or architectural significance. Of these 35 structures 10 were noted as exceptional, 13 as excellent, and 12 as good.



In the following section, each building is identified and described. Where dates of construction were not documented estimates are shown. The architectural style of each structure is indicated which in some instances is just the best judgment available at this time. The individual talents, abilities and desires of the owner, architect and builder as well as regional differences influence all architectural styles. This is clearly shown in Wilmington. There is some reason to believe that porches and verandas became popular in Wilmington because of similarities in climate and social customs of the West Indies with whom they traded.



WORDS CAN NOT DESCRIBE THE BEAUTY OF AN ARCHITECTURAL STYLE, OR THE DELIGHT OF A HISTORICAL SETTING — — — —

CAMERON-DIXON HOUSE 6 CHURCH STREET 1760 COLONIAL

The Cameron-Dixon House is noted for its mismatched chimneys and well-proportioned gables. The interior is graced with a hanging stairway. These were traditionally brought from Carlyle, England.

The Cornwallis House was originally built by John Burgwyn in 1771 when he was treasurer of the Colony under Arthur Dobbs, His Majesty's Royal Governor. Its importance in the history of the Nation came when Lord Cornwallis used the house as his headquarters and the basement as a prison, in 1781. An elegant entrance leads through a wrought-iron gate past two large magnolia trees to a wide flight of stairs. The simple colonial plan of the house is complemented to the front and rear by balustered verandas with superimposed Ionic columns. The roof line is broken with a gable over the front entrance. The kitchen is located in a separate structure to the rear of the main house with a well house nearby.

CORNWALLIS HOUSE

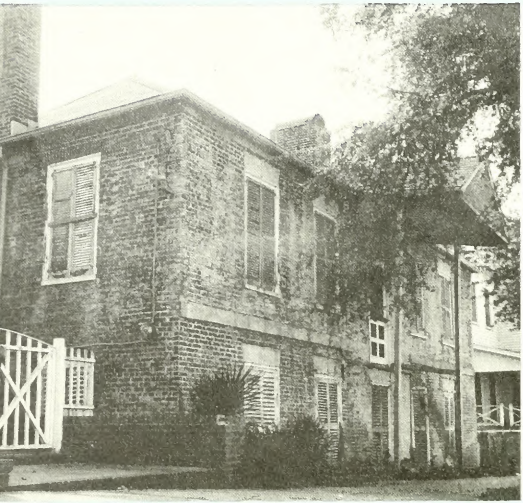
224 MARKET STREET

1771 COLONIAL

COOK-WHITTED HOUSE

321 SOUTH FOURTH STREET

1784 POST COLONIAL



ST. JOHN'S LODGE

112 ORANGE STREET

1805 POST COLONIAL

St. John's Lodge was the first building erected in North Carolina for Masonic purposes. Joseph Jacobs of Hingham, Massachusetts was commissioned to design and construct the building.

SUTTON-HOWEY-O'NEAL HOUSE

222 SOUTH FOURTH STREET

1812 POST COLONIAL

DUDLEY-SPRUNT HOUSE

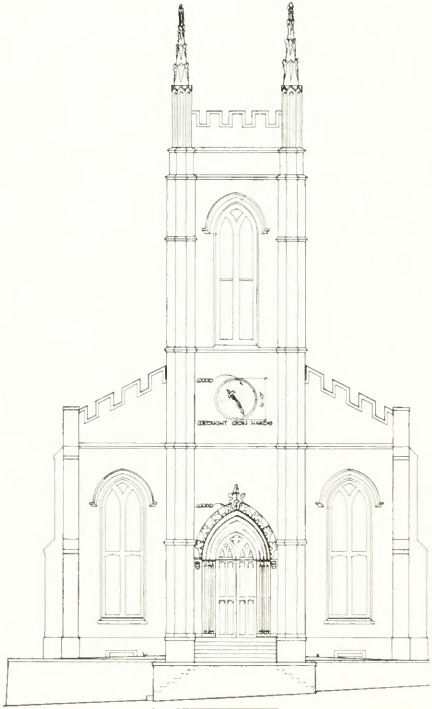
400 SOUTH FRONT STREET

1836 GEORGIAN

The Dudley-Sprunt House was built by the first Governor of North Carolina to be elected by the people, Edward B. Dudley. It is a large two story brick house with a triangular pedimented entrance way enclosing the entrance. The front door is flanked by delicately proportioned columns, small rectangular paned side lights and capped with an elliptical fan shaped light. Flat headed arches with raised key-blocks cap all of the windows. The roof is low pitched with a simply decorated cornice.

CASSIDY-HARPER-NEWBOLD HOUSE

1 CHURCH STREET



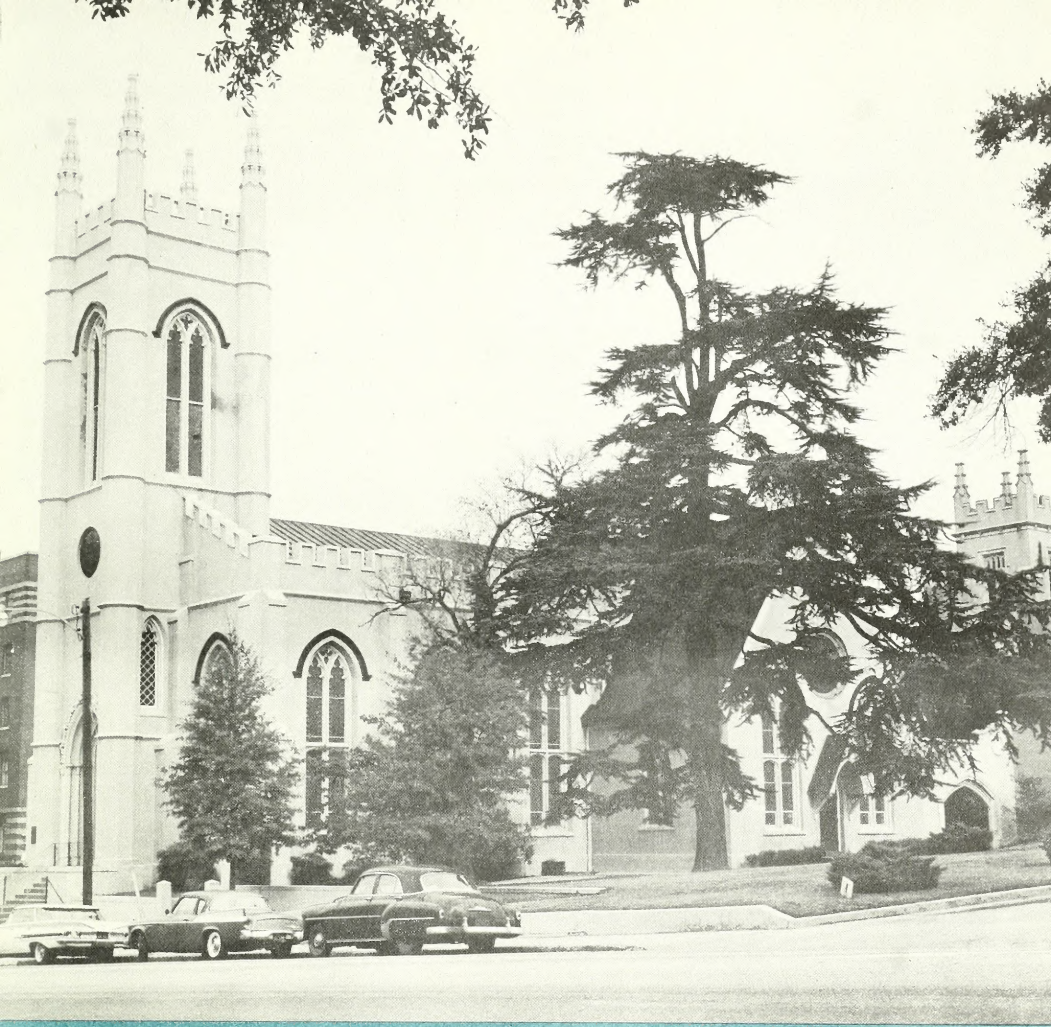
WEST ELEVATION

ST. JAMES' CHURCH

1 SOUTH THIRD STREET

1839 GOTHIC REVIVAL

St. James' Episcopal Church was designed by Thomas U. Walters. Four large stone piers form a tower at the front in the symmetrical plan. The front door and all the windows are enclosed by pointed arches. The windows are spaced by counterbalancing buttresses and the roof is crowned by a capped parapet. The building is well maintained and beautifully landscaped.



BOATWRIGHT HOUSE 14 SOUTH THIRD STREET 1840 POST COLONIAL

PRICE-BEERY-TOOMER HOUSE

125 SOUTH FIFTH STREET

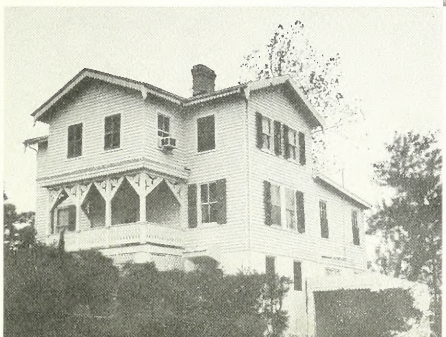
1840 POST COLONIAL

CHASTON HOUSE

210 RED CROSS STREET

1840 POST COLONIAL

The Chaston House is very similar to the Cornwallis House in plan, but much simpler in detail. It has double porches in front with simple square columns and windows reaching to the floor. It has been converted into two apartments and a stairway provided on the front porch.



LORD-GROOVER

300 SOUTH FRONT STREET

1840 POST COLONIAL

PRICE-GAUSE HOUSE

514 MARKET STREET

1843 VICTORIAN

The Price-Gause House is a dignified Victorian structure with simple decorative details. The yard is defined by a wrought-iron fence and steps which lead to the raised porch extending across the front of the house. Railings and columns for the wooden stairs and porch have been designed in a simple, individualistic form.

ST. THOMAS' CHURCH

208 DOCK STREET

1847 GOTHIC REVIVAL

St. Thomas' Catholic Church is located on a small lot between other large houses. Its pointed arches, buttresses and capped parapet are strong features in its symmetrical design. Cardinal Gibbons, famed for his literary masterpiece "The Faith of Our Father," was vicar here in 1868.

CROWLEY HOUSE

518 SOUTH THIRD STREET

1850 POST COLONIAL

HARRIS-BELLAMY HOUSE II

602 MARKET STREET

1850 VICTORIAN

WILMINGTON LIGHT INFANTRY BLDG.

409 MARKET STREET

1850 FEDERAL

Mac RAE - DIX HOUSE

108 SOUTH THIRD STREET

1850 VICTORIAN

KENAN HOUSE

111 SOUTH THIRD STREET

1850 GREEK REVIVAL

LATIMER HOUSE I 126 SOUTH THIRD STREET 1851 VICTORIAN

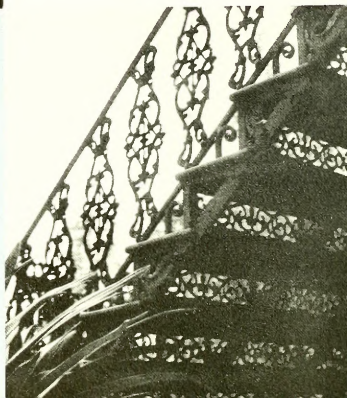
Latimer House I is a large, red stucco and stone structure beautifully ornamented with pedimented high windows and topped with a classic architrave. It is of early Victorian architecture reflecting the influence of the Italian Renaissance. Two porches on the front and side have decorative wrought-iron railings and reflect the influence of New Orleans and the West Indies where the need for the cool shade of porches was necessitated by the weather.

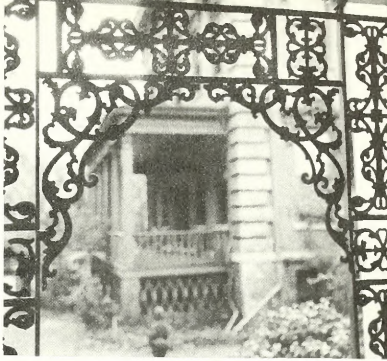
H. P. EILERS HOUSE

124 SOUTH FIFTH STREET

1852 VICTORIAN

The H. B. Eilers House, unique for its excellent brick work, rich iron work and simple design, has two stories built upon a ground floor basement. The entrance way leads through a wrought-iron fence, up decorative iron steps and then delightfully to the front door at the right. The flat roof is trimmed with a decorative line at the cornice, with iron gratings fitted into the frieze.





SAVAGE HOUSE

120 SOUTH THIRD STREET

1853 VICTORIAN

DeROSSET-JONES HOUSE

23 SOUTH SECOND STREET

1853 VICTORIAN

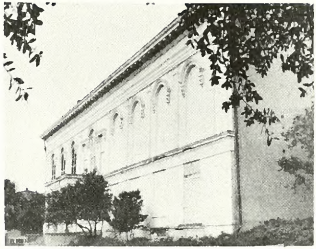
WESSEL-HARRIS-BONEY HOUSE

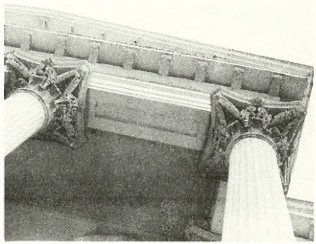
120 SOUTH FIFTH STREET

1854 CLASSIC REVIVAL

The Wessel -Harris-Boney House is an elegant clapboard, frame house sitting high above the street with its yard enclosed by a brick retaining wall and delicately patterned wrought-iron fence. Steps lead up into the yard and then to the front veranda with its well-proportioned Corinthian columns. Windows on the front porch run from floor to ceiling and enclose a simply framed doorway with side lights. The roof is low pitched with brackets of unique design.

BOYKIN HOUSE 514 PRINCESS STREET 1858 VICTORIAN



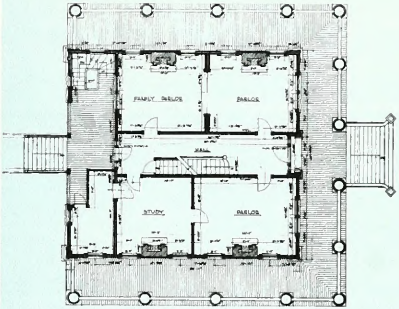


CITY HALL-THALIAN HALL 100 NORTH THIRD STREET 1859 CLASSIC REVIVAL

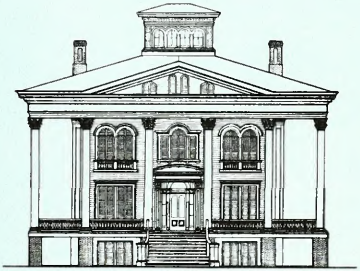
City Hall-Thalian Hall which in former times was surrounded by an iron fence is an imposing structure set off the ground by a large flight of steps leading to the portico with its Corinthian colonnade. Thalian Hall, to the rear, was named for the Greek goddess of comedy. It is one of the oldest theatres in the Nation and one of the most authentic examples of Victorian theatres.

JOHN D. BELLAMY HOUSE 503 MARKET STREET 1859 GREEK REVIVAL

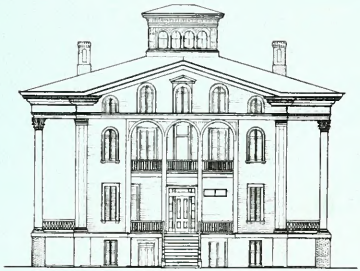
The John D. Bellamy House is a handsome example of Greek Revival architecture. The yard is defined by a decorative wrought-iron fence built upon a small brick retaining wall with swinging gates that have a rich, lacy pattern. Wide steps lead gracefully to the imposing portico which surround the house on three sides. The doorway, rich in decorative carving with elliptical fan and side lights, is recessed within a segmented pediment. Elegant Corinthian columns lead to a plain architrave surmounted by a classical cornice. The roof is gabled over the entrance, low pitched and topped with a covered captain's walk. The rear of the house is graced with two delicately proportioned arches. The house was designed by Rufus H. Bunnell while he was associated in the architectural office of James F. Post.



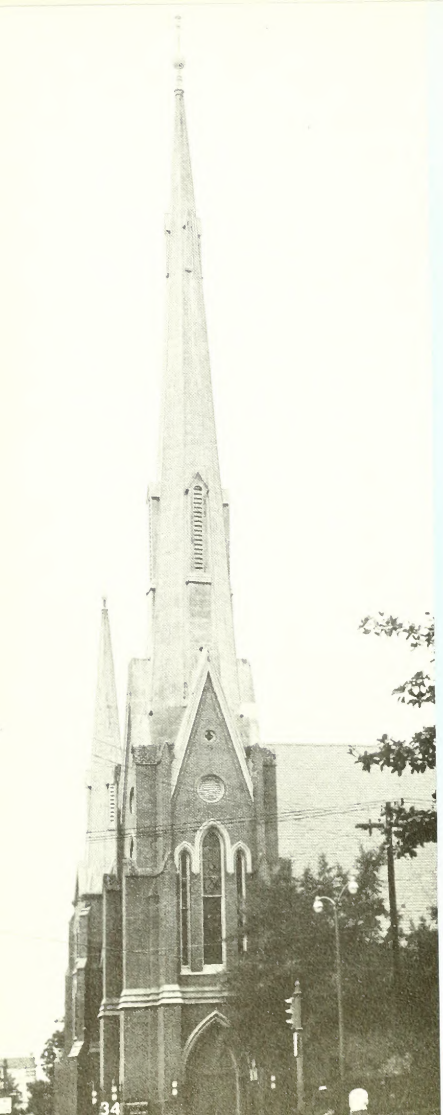
SECOND FLOOR PLAN



SOUTH ELEVATION



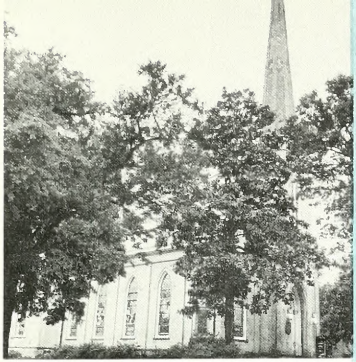
NORTH ELEVATION



FIRST BAPTIST CHURCH

421 MARKET STREET

1859 GOTHIC REVIVAL



ST. PAULS' LUTHERAN CHURCH

601 MARKET STREET

1859 GOTHIC REVIVAL

BAILEY-KELLAM HOUSE

219 SOUTH THIRD STREET

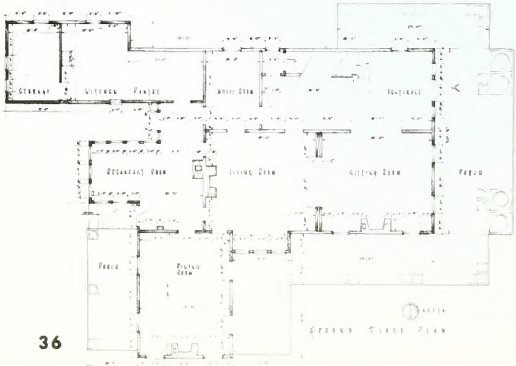
1859 VICTORIAN

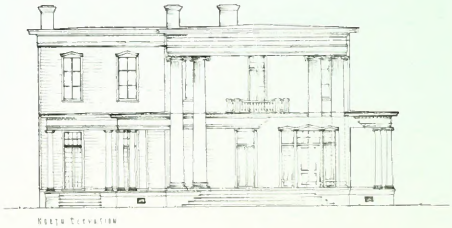
MURCHISON HOUSE

315 SOUTH THIRD STREET

1870 VICTORIAN

HONNET HOUSE **322 SOUTH FRONT STREET** **1882 GREEK REVIVAL**



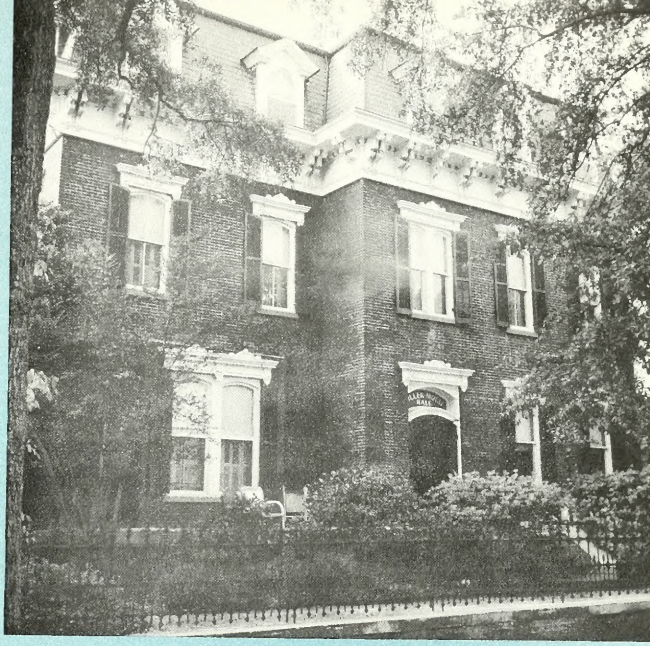


LATIMER HOUSE II

202 SOUTH THIRD STREET

1883 VICTORIAN

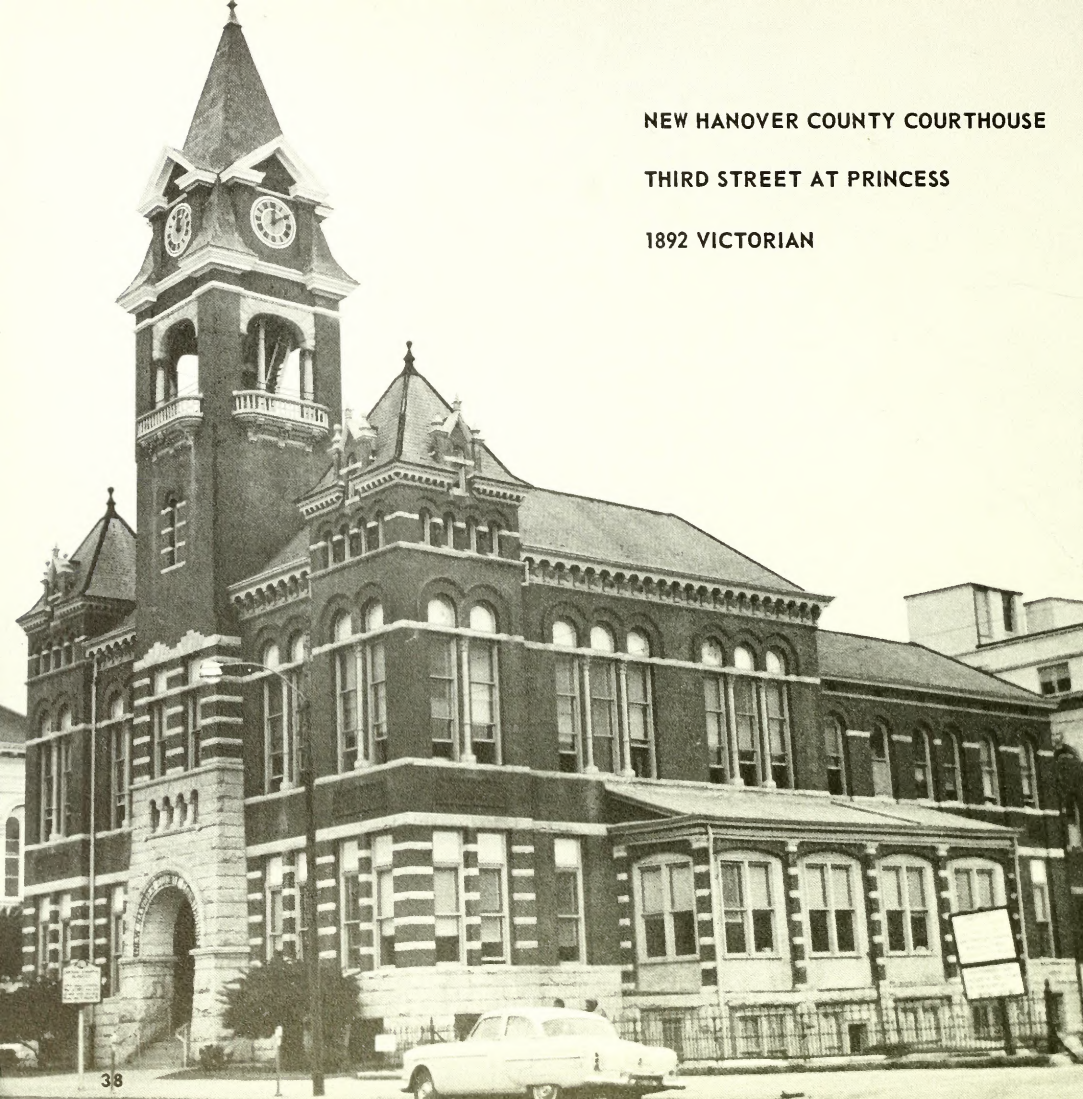
Latimer House II is a large three story Victorian structure. The north side of the house has a hexagon shaped tower. All windows are elegantly capped with pediments of unique design. The mansard roof is cut with dormer windows and the cornice line is decorated with a simple frieze and large brackets.



HOGGARD HOUSE

504 ORANGE STREET

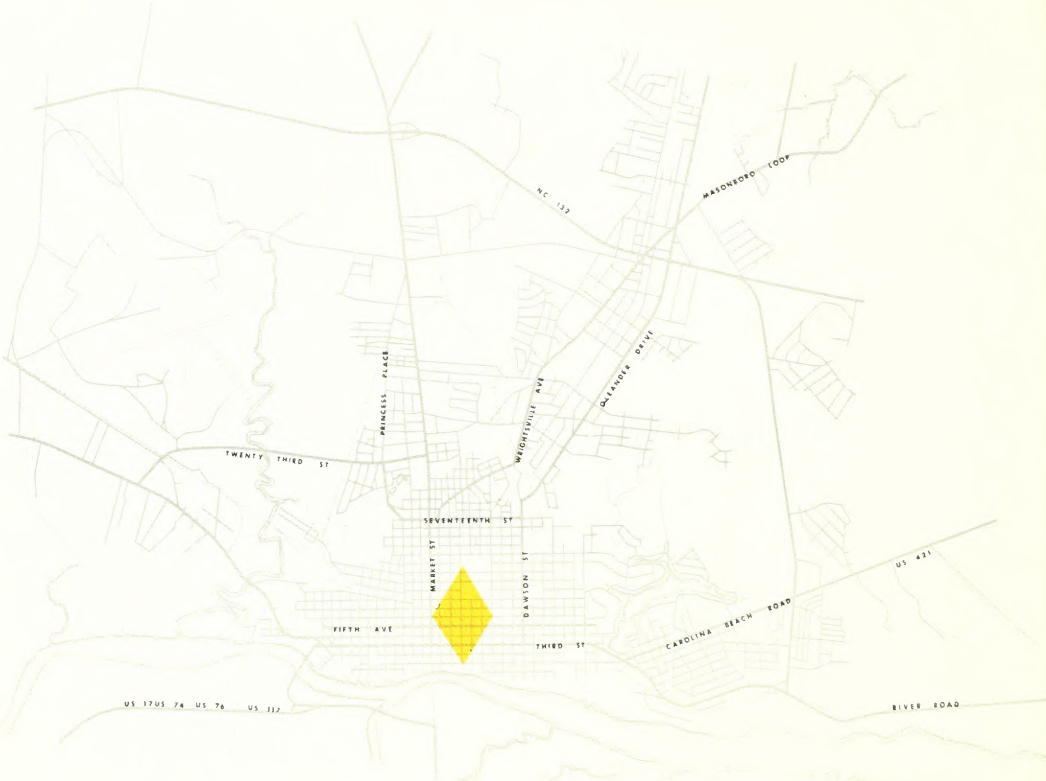
1890 VICTORIAN



NEW HANOVER COUNTY COURTHOUSE

THIRD STREET AT PRINCESS

1892 VICTORIAN



DELINEATION OF WILMINGTON'S HISTORIC AREA

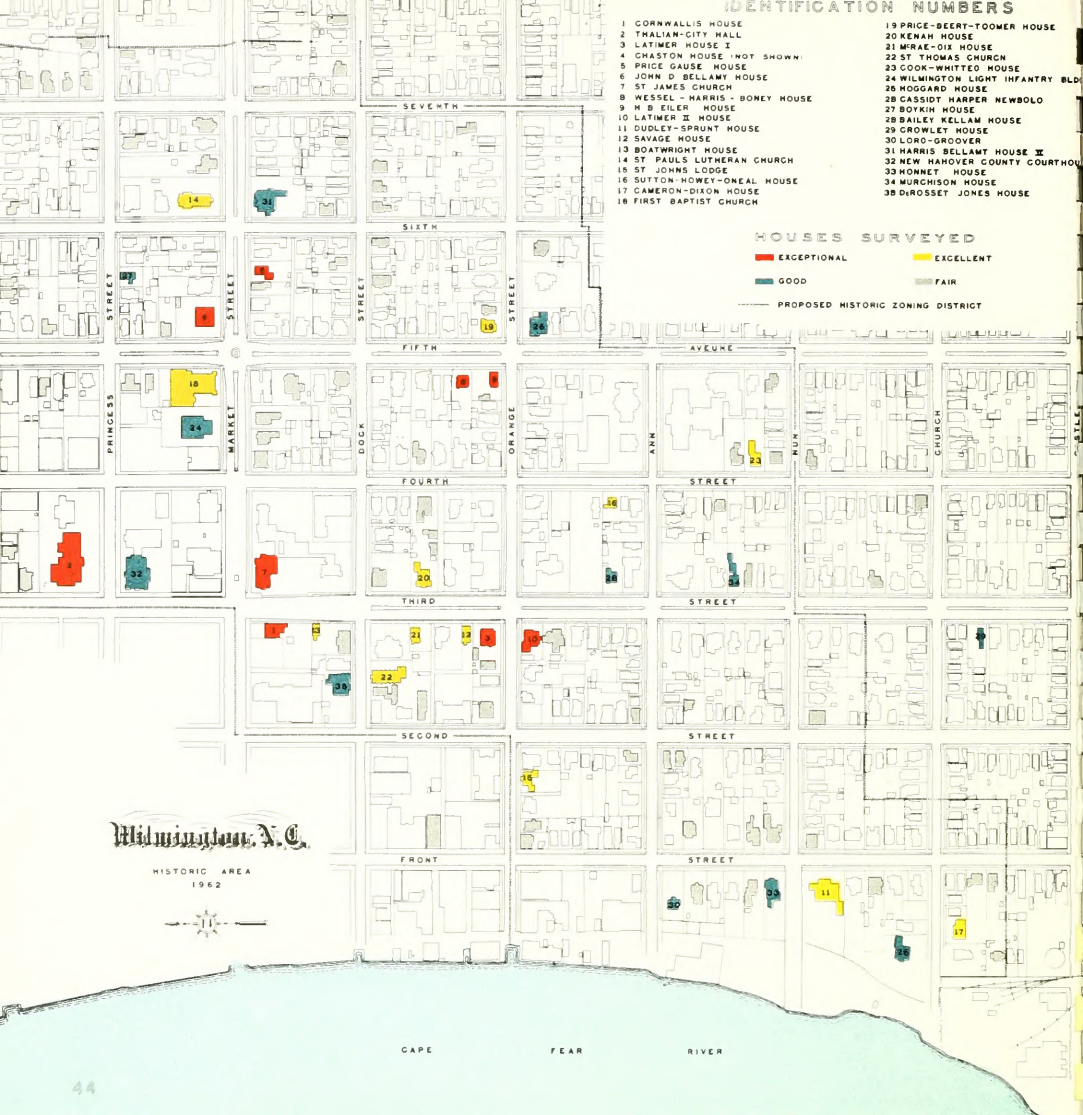
MAP NO. 1

DEFINING WILMINGTON'S HISTORIC AREA

Houses noted for preservation by the survey are not scattered in every section of Wilmington, nor are they contained within a tight grouping of several blocks. They were located within an area along Market Street from the River to Eighth Street and six blocks both north and south from Market Street. This area is shown on map 1

Within this area there are many characteristics which add to the historical importance and charm of the city. Some streets are still paved with the original brick, providing a pleasant contrast in color and texture, and almost all of the streets have sidewalks, separated from the streets by rows of large trees. Many of the homes within this area are of a dignified character, although not significant architecturally, historically, or of sufficient age to be noted in the survey as worthy of preservation. Third, Market and Fifth Streets have central plazas planted with crepe myrtles and azaleas. The intersection of Market and Fifth Street is accentuated by a large fountain, and other historical monuments and relics commemorating the life and times of the past are located throughout the area.

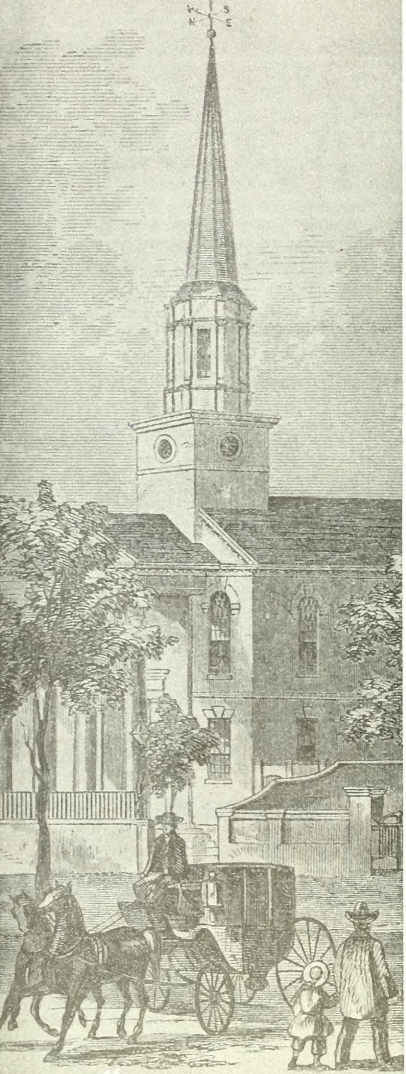
The concentration of buildings worthy of preservation within this area and its many notable development characteristics provide sufficient reason for considering the organization of a Historical Area for Wilmington. The purpose of organizing such a district would be to preserve historic and architecturally significant houses, to protect the general character of the area, and to develop the area for public viewing and financial stability. The area which seems most suited to such measures is outlined on map 2, which also identifies each historical house.


IDENTIFICATION NUMBERS
1 CORNWALLIS HOUSE
2 THALIAN-CITY HALL
3 LATIMER HOUSE I
4 CHASTON HOUSE (NOT SHOWN)
5 PRICE GAUSE HOUSE
6 JOHN D BELLAMY HOUSE
7 ST JAMES CHURCH
8 WESSEL - HARRIS - BONEY HOUSE
9 H B EILER HOUSE
10 LATIMER II HOUSE
11 DUDLEY-SPRUNT HOUSE
12 SAVAGE HOUSE
13 BOATWRIGHT HOUSE
14 ST PAULS LUTHERAN CHURCH
15 ST JOHNS LODGE
16 SUTTON-HOWEY-ONEAL HOUSE
17 CAMERON-DIXON HOUSE
18 FIRST BAPTIST CHURCH
19 PRICE-BEERT-TOOMER HOUSE
20 KENAH HOUSE
21 MCRAE-DIX HOUSE
22 ST THOMAS CHURCH
23 COOK-WHITTED HOUSE
24 WILMINGTON LIGHT INFANTRY BLDG
26 HOGGARD HOUSE
28 CASSIDY HARPER NEWBOLD
27 BOYKIN HOUSE
28 BAILEY KELLAM HOUSE
29 CROWLEY HOUSE
30 LORD-GROOVER
31 HARRIS BELLAMY HOUSE II
32 NEW HANOVER COUNTY COURTHOUSE
33 HONNET HOUSE
34 MURCHISON HOUSE
35 DEROSSET JONES HOUSE
HOUSES SURVEYED
EXCEPTIONAL
EXCELLENT
GOOD
FAIR
PROPOSED HISTORIC ZONING DISTRICT
SEVENTH
SIXTH
FIFTH
AVENUE
FOURTH
STREET
THIRD
SECOND
FRONT
PRINCESS
MARKET
DOCK
ORANGE
ANN
NUN
CHURCH
Wilmington, N.C.
HISTORIC AREA
1962
CAPE FEAR RIVER

THE PRESERVATION OF WILMINGTON'S HISTORICAL AREA

Efforts to preserve the historical character of Wilmington's older areas will have to be a cooperative effort of individual property owners, city government, and community organizations interested in historical preservation. Individual property owners within the area will need to assume the enthusiasm and responsibility of maintaining their properties in the best possible manner to retain its historical character. City government will have to enact regulations which will help owners within the historical district preserve their properties. Local historical societies will have to assume the responsibility for proper development of the area and take the initiative in sponsoring the many organizational and legal steps necessary to properly preserve the area.

Part of the problem of preserving older houses is making them revenue producing units within the community. This most often means that different ways must be found for making each building earn sufficient income for its proper maintenance and repair. The MacRae-Dix House and Wessel - Harris-Boney House are being used as offices for professional people. Most of the other houses are being used for residential purposes. At one time St. John's Lodge was used as a restaurant, but this was discontinued. Whenever a contemporary use can be found which will help preserve these significant buildings it should be encouraged.



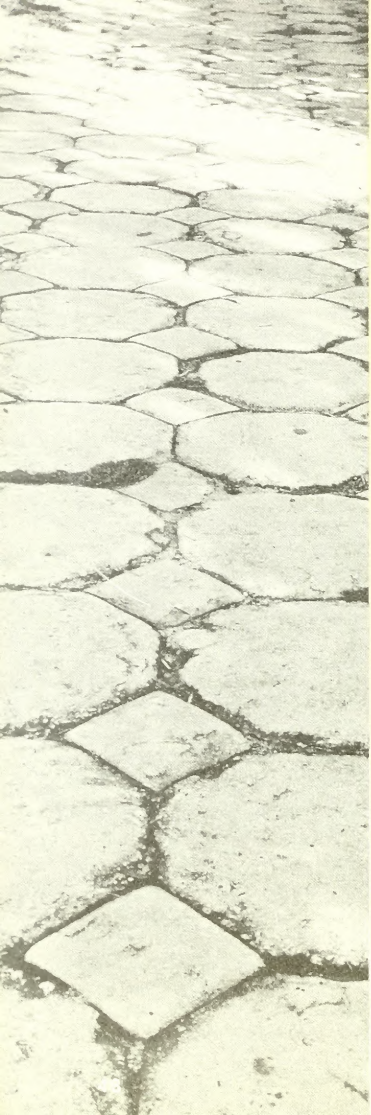
OLD PRESBYTERIAN CHURCH, WILMINGTON,

There are three different methods of organizing historical districts for public view: the museum village, historic trails, and open house tours. Old Salem in Winston-Salem has been set up as a museum village and naturally one of the most famous of all is Williamsburg. It is necessary that historic buildings be grouped closely together for museum villages to be successful. New Bern in recent years has made many renovations of their old houses and have set up a historic trail which individuals can follow. Houses are identified by plaques outside. Open house tours of historical places have been tried in Wilmington. On specified days some historic houses are open to the public and visitors are urged to gather in groups to make the tour. Wilmington's historical buildings are much too scattered for a museum village, but either the historic trail or open house tours would be applicable.

There are several different ways in which municipal government can help preserve historic areas. The power to provide certain tax exemptions has been used in New Orleans as well as the power to purchase or acquire historical property in danger of being demolished. At the present time North Carolina does not have sufficient state legislation empowering cities to do either of these things.

The most common method of regulating historical buildings and districts is through zoning. This is the method which Winston-Salem has used in protecting Old Salem. Although at the present time there is no specific state legislation providing for historic area zoning or architectural control it may be assumed that these are permissive under existing state statutes on zoning. The general procedure is to make regulations for the preservation of a historic district an amendment to or a part of an existing zoning ordinance. This creates a new zone within which a special board approves or rejects plans for building, altering, repairing, or demolishing any structure. The powers of the board are limited to a review of exterior design and construction, thereby assuring development in character with neighboring buildings and with the general spirit of the entire historical district.

This is one of the things which the City of Wilmington might easily do to help the preservation of historic buildings. A proposal for such a zoning amendment is provided in the Appendix.



SUMMARY AND RECOMMENDATIONS

A survey and evaluation of old buildings in Wilmington indicated 35 structures worthy of preservation because of their historical and architectural importance. These are scattered throughout the area from Church Street at the River to Market Street at Eighth. This area not only contains historical buildings, but many community facilities and other homes constructed after 1900 which lend themselves to the character of the area. The entire area is homogeneous in its character and organizing it as the "Wilmington Historical District" will help preserve its identity and character.

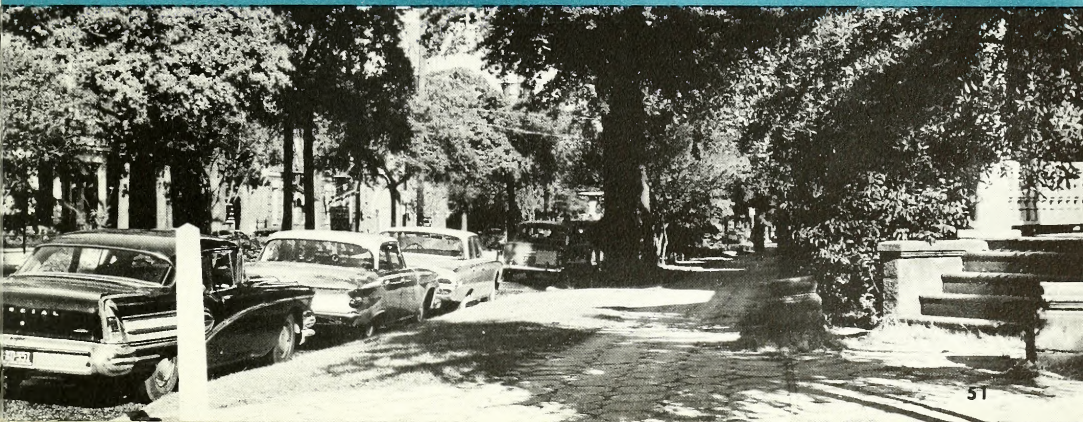
It is recommended that an amendment be made to Wilmington's existing zoning ordinance as proposed in the Appendix. Such amendment would regulate future, construction within the historical district. Construction plans for building, altering or demolishing any structure would be reviewed by a Board of Architectural Review. Such review would be limited to exterior design considerations in order to protect the character of the historical district. This would not mean that all new construction had to be designed in a proposed style, but that the design would respect the general scale, materials, and siting of other buildings in the area.

It is recommended that the Lower Cape Fear Historical Society assume responsibility for organizing public participation in the preservation of the "Wilmington Historical District."

It is recommended, that plans for historic trails, open house tours, and general public appreciation of the historical area be developed. And that additional methods be investigated to protect historic buildings, such as the feasibility of governmental tax concessions and the formation of private trusts to purchase historical buildings in danger of being demolished.

It is recommended that the City recognize the value of the Wilmington Historical District in its Planning and Redevelopment functions. That future land-use plans and proposals for major changes in the structure of the area take into consideration the preservation of the character of the area; and that the Planning Board with the advice of members of the New Hanover Council of Architects and the Lower Cape Fear Historical Society recommend the proposed zoning amendment to the City Council for action.

APPENDIX



A PROPOSEO AMENDMENT TO THE WILMINGTON ZONING ORDINANCE CREATING THE HISTORICAL BUILOINGS DISTRICT, ESTABLISHING REGULATIONS FOR THEIR PRESERVATION AND PROTECTION, AND PROVIOING FOR THE CREATION OF A BOARD OF ARCHITECTURAL REVIEW.

BE IT ORDAINEO ANO ENACTEO by the City Council of Wilmington, State of North Carolina, that the zoning ordinance of the City of Wilmington be amended to include the following regulations:

Section 1. Purpose

The purpose of this amendment is to promote the educational, cultural, and general welfare of the public through the preservation and protection of historic buildings, places and areas, and to maintain such districts as landmarks in the history of Wilmington, as examples of past architectural styles, and as a reminder of Wilmington as it existed in the past.

Section 2. Special Building Permit Required

All applications for permits to build, alter, or demolish buildings or structures, located in any Historic Buildings District, shall be subject to review and approval by the Board of Architectural Review. Evidence of such required approval shall be a certificate of approximateness issued by such Board. Such certificate shall be a statement signed by the chairman of the Board of Architectural Review stating that the exterior architectural features of the proposed construction, reconstruction, alteration, or restoration for which application has been made are approved by the Board of Architectural Review.

Section 3. Creation of Board of Architectural Review

A Board of Architectural Review is hereby created, consisting of four members to be appointed by the City Council, two of whom shall be members of the American Institute of Architects, one a member of the Lower Cape Fear Historical Society, and one member who shall be a resident of the City and the Vice-Chairman of the Planning Commission who shall serve as an ex-officio member with full voting rights. Each member shall be appointed from a list of nominees submitted to the City Council by the Wilmington chapters or members of the respective organizations. In case any of the organizations shall fail to make the same within thirty days after a written request therefor, the City Council, on its own nomination shall appoint the member. The terms of office of the members shall be four years. Two of the initial appointive members shall be appointed for four years, and two for two years, and subsequently, members shall be appointed for terms of four years as successive vacancies occur.

Section 4. Powers and Duties of the Board

It shall be the function of the Board of Architectural Review to pass upon the appropriateness of altering or demolishing any building or structure within any Historic Buildings District. The Board may require interior and exterior photographs, architectural drawings, or other notations of architectural features to be used for historical documentation as a condition of any permission to demolish a building or structure.

It shall be the function of the Board of Architectural Review to pass upon the appropriateness of exterior architectual features including signs and other exterior fixtures of any new buildings and structures to be constructed within Historic Buildings District.

It shall be the function of the Board of Architectural Review to pass upon the appropriateness of any new use of any building or structures within any Historic Buildings District.

It shall be the function of the Board of Architectural Review to pass upon the appropriateness of front yards, side yards, rear yards, off-street parking spaces, location of entrance drives into the property, sidewalks along the public right-of-way, and any trees or plantings which might effect the character of any building or structure within any Historic Buildings District.

The Board of Architectural Review in passing upon applications, shall consider, among other things, the general design, arrangement, texture, material, and color of the building or other structure in question and the relation of such factors to similar features of buildings in the immediate surroundings. The Board shall not consider interior arrangement, nor shall it make any requirements except for the purpose of preventing developments obviously incongruous to the old historic aspects of the surroundings.

All plans, elevations, and other information necessary to determine the appropriateness of the features to be passed upon, together with a copy of the application for a building or zoning permit, shall be made available to the Board of Architectural Review by the Zoning Officer.

The Board of Architectural Review shall meet within ten days after notification by the zoning officer of the filing of an application for a building permit for any structure located in any Historic Buildings District, and at such other times as the Board may determine or upon call of the Chairman.

Section 5. Approval by the Board

Upon approval of any application, the Board of Architectural Review shall forthwith transmit a report to the Zoning Officer stating the basis upon which such approval was made, and cause a certificate of appropriateness to be issued to the applicant. Upon failure of the Board to the final action upon an application within forty-five days after the application for a permit, the case shall be deemed to be approved, except when mutual agreement has been made for an extension of the time limit.

When a certificate of appropriateness has been issued, a copy thereof shall be transmitted to the Zoning Officer, who shall from time to time inspect the construction or alteration approved by such certificate, and report to the Board any work not in accordance with such certificate.

Section 6. Disapproval by the Board

In case of disapproval of any application, the Board of Architectural Review shall state the reasons therefor in written statement to the applicant, in terms of design, arrangements, texture, material, color, and the like of the property involved.

Notice of such disapproval and a copy of the written statement of reasons therefor shall also be transmitted to the Zoning Officer. In the event of refusal of the Board of Architectural Review to issue a certificate of appropriateness, appeals from such action may be taken to the New Hanover County Superior Court.

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